

Town of Lexington  
BOARD OF APPEALS  
Application for Hearing

This application must be completed, signed and submitted with the application fee by the applicant or his/her representative in accordance with the Rules and Regulations of the Board. The applicant is advised to review the Lexington Zoning Bylaw and the Rules and Regulations of the Board of Appeals prior to filing this application.

Location of Property 100, 200, 300, 400, 500 & 600 Patriot Way and 125 Spring Street  
(street and number)

Name, Address, Tel.No.(daytime and evening) of Applicant See attached #2

Applicant is: Owner ☐ Tenant ☐ Agent/Attorney ☐ Prospective Purchaser ☐

Property Owner's Name, Address, Tel. No. (if not Applicant): See attached #3

See attached #4  
Date Deed recorded: \_\_\_\_\_ Middlesex So. Registry of Deeds: Book \_\_\_\_\_ Page \_\_\_\_\_

Characteristics of Property: Lot Area \_\_\_\_\_ Actual Lot Frontage \_\_\_\_\_

Lexington Assessors' Map No. \_\_\_\_\_ Lot No. \_\_\_\_\_ Zoning District \_\_\_\_\_

Present Use: \_\_\_\_\_

Application is for: See attached #5

\_\_\_\_\_ A variance from \_\_\_\_\_ of the Zoning Bylaw.

\_\_\_\_\_ A special permit in accordance with Zoning Bylaw Section \_\_\_\_\_

\_\_\_\_\_ An appeal of a decision of the \_\_\_\_\_ dated \_\_\_\_\_

\_\_\_\_\_ Permit for removal or placement of fill, sand, gravel, or other materials. See General Bylaws of Town of Lexington, Article XXX

\_\_\_\_\_ Comprehensive Permit – Ch. 40B, G.L. (subsidized housing)

\_\_\_\_\_ Other \_\_\_\_\_

Nature and justification of request:

See attached #6

**PETITIONER OR REPRESENTATIVE MUST ATTEND THE HEARING.**

Signature of Applicant/Petitioner (or representative) M.F. Quinn

**Schedule of Filing Fees – October 17, 1989:**

	<u>Residential</u>	<u>Non-residential</u>	
Variance	\$100	\$200	Sign \$100
Special Permit	100	200	(Comprehensive Permit and
Appeal	100	200	Special Permit varies with size of
Renewal	100	200	Project)

Zoning Board of Appeals Application

Town of Lexington  
BOARD OF APPEALS  
Application for Hearing

This application must be completed, signed and submitted with the application fee by the applicant or his/her representative in accordance with the Rules and Regulations of the Board. The applicant is advised to review the Lexington Zoning Bylaw and the Rules and Regulations of the Board of Appeals prior to filing this application.

Location of Property 100, 200, 300, 400, 500 & 600 Patriot Way and 125 Spring Street  
(street and number)

Name, Address, Tel.No.(daytime and evening) of Applicant See attached #2

Applicant is: Owner ☐ Tenant ☐ Agent/Attorney ☐ Prospective Purchaser ☐

Property Owner's Name, Address, Tel. No. (if not Applicant): See attached #3

See attached #4  
Date Deed recorded: \_\_\_\_\_ Middlesex So. Registry of Deeds: Book \_\_\_\_\_ Page \_\_\_\_\_

Characteristics of Property: Lot Area \_\_\_\_\_ Actual Lot Frontage \_\_\_\_\_

Lexington Assessors' Map No. \_\_\_\_\_ Lot No. \_\_\_\_\_ Zoning District \_\_\_\_\_

Present Use: \_\_\_\_\_

Application is for: See attached #5

\_\_\_\_\_ A variance from \_\_\_\_\_ of the Zoning Bylaw.

\_\_\_\_\_ A special permit in accordance with Zoning Bylaw Section \_\_\_\_\_

\_\_\_\_\_ An appeal of a decision of the \_\_\_\_\_ dated \_\_\_\_\_

\_\_\_\_\_ Permit for removal or placement of fill, sand, gravel, or other materials. See General Bylaws of Town of Lexington, Article XXX

\_\_\_\_\_ Comprehensive Permit – Ch. 40B, G.L. (subsidized housing)

\_\_\_\_\_ Other \_\_\_\_\_

Nature and justification of request:

See attached #6

PETITIONER OR REPRESENTATIVE MUST ATTEND THE HEARING.

Signature of Applicant/Petitioner (or representative) \_\_\_\_\_

Attorney for Patriot Partners Lexington, LLC  
and 200 Patriot Way, LLC

Schedule of Filing Fees – October 17, 1989:

	<u>Residential</u>	<u>Non-residential</u>	
Variance	\$100	\$200	Sign \$100
Special Permit	100	200	(Comprehensive Permit and
Appeal	100	200	Special Permit varies with size of
Renewal	100	200	Project)

Zoning Board of Appeals Application

## **2. Name, Address, Telephone number (daytime and evening) of Applicant**

Shire Human Genetic Therapies, Inc.

c/o Bill Ciambone

700 Main Street

Cambridge, MA 02139

(978) 835-7958

Applicant is: Tenant – 125 Spring Street, 200, 300, 400 & 500 Patriot Way

Owner – 400 Patriot Way

Patriot Partners Lexington, LLC

c/o Joseph Zink

205 Newbury Street

Framingham, MA 01701

(508) 665-6380

Applicant is: Owner – 125 Spring Street, 100, 200, 300, 500 & 600 Patriot Way

## **3. Property Owner's Name, Address, Telephone Number (daytime and evening) of Applicant**

125 Spring Street, 100, 300, 500 and 600 Patriot Way

Patriot Partners Lexington, LLC

c/o Joseph Zink

205 Newbury Street

Framingham, MA 01701

(508) 665-6380

200 Patriot Way

200 Patriot Way, LLC

c/o Joseph Zink

205 Newbury Street

Framingham, MA 01701

(508) 665-6380

400 Patriot Way

Shire Human Genetic Therapies, Inc.

c/o Bill Ciambone

700 Main Street

Cambridge, MA 02139

(978) 835-7958

## **4. Property information**

125 Spring Street

Date Deed Recorded: April 20, 2005

Middlesex South Registry of Deeds: Book: 45231 Page: 304

Lot Area: 5.20 acres

Actual Lot Frontage: 694.02'

Lexington Assessors Map Number: 18 Lot Number: 15E

Zoning District: CD-10

Present Use: Lab/Office (per sections 2.7, 2.8 and 5.1 of the "Permitted Uses for Lexington Technology Park" which is incorporated into the Amended PSDUP, attached hereto.

*200 Patriot Way (this lot will be the site of future buildings at 100 and 200 Patriot Way)*

Date Deed Recorded: August 26, 2008

Middlesex South Registry of Deeds: Book: 51642 Page: 96

Lot Area: 12.02 acres

Actual Lot Frontage: 701.50'

Lexington Assessors Map Number: 18 Lot Number: 15F

Zoning District: CD-10

Present Use: Undeveloped

*300 Patriot Way*

Date Deed Recorded: April 20, 2005

Middlesex South Registry of Deeds: Book: 45231 Page: 304

Lot Area: 15.03 acres

Actual Lot Frontage: 20.21'

Lexington Assessors Map Number: 18 Lot Number: 15D

Zoning District: CD-10

Present Use: Manufacturing – Biotech, Lab/Office (per sections 2.7, 2.8, 5.1 and 5.2 of the "Permitted Uses for Lexington Technology Park" which is incorporated into the Amended PSDUP, attached hereto.

*400 Patriot Way*

Date Deed Recorded: July 3, 2008

Middlesex South Registry of Deeds: Book: 51406 Page: 560

Lot Area: 17.46 acres

Actual Lot Frontage: 20.10'

Lexington Assessors Map Number: 18 Lot Number: 15G

Zoning District: CD-10

Present Use: Manufacturing – Biotech, Lab/Office (per sections 2.7, 2.8, 5.1 and 5.2 of the "Permitted Uses for Lexington Technology Park" which is incorporated into the Amended PSDUP, attached hereto.

*500 Patriot Way (this lot currently contains a building at 500 Patriot Way and will also be the future site of building 600)*

Date Deed Recorded: April 20, 2005

Middlesex South Registry of Deeds: Book: 45231 Page: 304

Lot Area: 44.98 Acres

Actual Lot Frontage: 1,441'+

Lexington Assessors Map Number: 26 Lot Number: 44E

Zoning District: CD-10

Present Use: Lab/Office (per sections 2.7, 2.8 and 5.1 of the “Permitted Uses for Lexington Technology Park” which is incorporated into the Amended PSDUP, attached hereto.

### **5. Application is for:**

Other: As prescribed under the Zoning Bylaw Chapter 135 of the Code of the Town of Lexington, §135-12, §135-13, §135-14(C), §135-42(B), and §135-42(F), the Applicant and owner hereby submits for review and approval a Special Permit with Site Plan Review (the “SPS”) with accompanying Definitive Site Development and Use Plan (the “DSDUP”) showing the general location of buildings 100 and 600 Patriot Way and the specific site details for 200 Patriot Way as delineated on the DSDUP and Special Permit plans attached hereto (collectively, this Application and accompanying materials is hereinafter referred to as the “SPS/DSDUP Application”). In addition, the applicant is requesting a clarification of uses for all existing and proposed buildings within the CD-10 Zoning District in accordance with the approved use table (attached to the DSDUP Filing as Appendix 1(Section 8));

### **6. Nature and Justification of Request:**

Through this SPS and accompanying DSDUP filing, the applicant is proposing the construction of a new office/research and development buildings 200 Patriot Way and showing the future location of buildings at 100 and 600 Patriot Way. In addition, the applicant is requesting that the uses for all buildings existing and proposed be clarified as follows.

The principal and accessory uses permitted within this CD-10 Zoning District are identified within the approved Use Table entitled Permitted Uses for Lexington Technology Park which is incorporated into the Amended PSDUP and is attached hereto as Appendix 1, Section 8.

The improvements presently existing, or to be constructed at 100, 200, 500 and 600 Patriot Way and 125 Spring Street shall be permitted as provided in the Amended PSDUP to conduct the following uses.

Section 2.7 “Office of manufacturer’s representative or salesman with no sales or storage and distribution of products from the premises”

Section 2.8 “Other business, administrative or professional office, not elsewhere classified”

Section 5.1 “Laboratory engaged in research, experimental and testing activities, which may include the development of mock-ups and prototypes but not the manufacture of finished products”

Further, the properties known as 300 and 400 Patriot Way shall be permitted to continue to conduct the following uses:

Section 2.7 “Office of manufacturer’s representative or salesman with no sales or storage and distribution of products from the premises”

Section 2.8 “Other business, administrative or professional office, not elsewhere classified”

Section 5.1 “Laboratory engaged in research, experimental and testing activities, which may include the development of mock-ups and prototypes but not the manufacture of finished products”

Section 5.2 "Manufacturing in the fields of biotechnology, medical, pharmaceutical, physical, biological and behavioral sciences and technology, environmental science, toxicology, genetic engineering, comparative medicine, bioengineering, cell biology, human and animal nutrition including the production of equipment, apparatus, machines and devices for research, development, manufacturing and advance and practical application in any such field or area, and including, office, administrative and support facilities related to any of the foregoing activities. All development proposals shall comply with applicable Federal, State and local laws, regulations and ordinances including, without limitation, laws, regulations and ordinances governing air pollution, water pollution control, noise and illumination."

The manufacturing uses permitted under Section 5.2 of the Use Table "Permitted Uses for Lexington Technology Park" as described above shall be limited only to the properties designated as 400 Patriot Way and a portion of 300 Patriot Way (The manufacturing uses at 300 Patriot Way shall occupy less than 20,000 square feet of net floor area), unless otherwise permitted by the Zoning Board of Appeals pursuant to a Special Permit with Site Plan Approval ("SPS") and DSDUP decision.